

## \$275,000 - 9949 171 Avenue, Edmonton

MLS® #E4464042

**\$275,000**

3 Bedroom, 2.50 Bathroom, 1,115 sqft  
Condo / Townhouse on 0.00 Acres

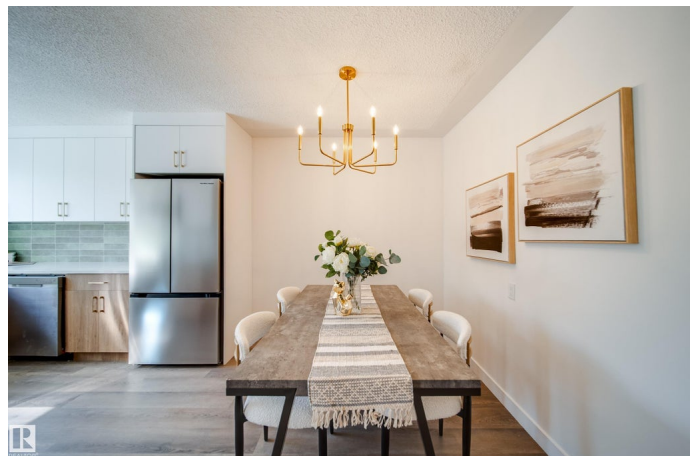
Baturyn, Edmonton, AB

Welcome to 9949 171 Avenue, a beautifully updated townhouse nestled in the desirable Baturyn community. This home offers modern style and comfort with a bright BRAND NEW KITCHEN featuring QUARTZ countertops, sleek cabinetry, gold hardware, and stainless steel appliances. Fresh flooring, updated lighting, and contemporary feature walls add warmth and character throughout the open living and dining areas, while large windows and patio doors let in plenty of natural light. Upstairs you'll find spacious bedrooms and a renovated bathroom with stylish vanity, new fixtures, and tiled shower/tub. The FULLY FINISHED basement provides additional living space perfect for a rec room, office, or gym with ANOTHER FULL BATHROOM. Outside, enjoy a serene complex with a welcoming front path. Located close to schools, parks, shopping, public transit, and with easy access to the Anthony Henday, this move-in-ready home combines convenience and thoughtful stylish upgrades. There is an additional stall for \$25 monthly

Built in 1979

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4464042  |
| Price  | \$275,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,115             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9949 171 Avenue |
| Area        | Edmonton        |
| Subdivision | Baturyn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 4X2         |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Deck, Parking-Extra, Parking-Visitor, See Remarks |
| Parking   | Stall                                             |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 3                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                                                                                       |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Hardie Board Siding                                                                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 30th, 2025  
Days on Market                4  
Zoning                              Zone 27  
Condo Fee                        \$401

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